

Sanpete County Planning Commission

November 11, 2009

6:30 P.M.

Present: Steve Anderson, Chair
Garth Sorenson
Dale Lewis
Gene Jacobsen
Thell Stewart
Mary Anderson
Bart Nelson

Lee Holmstead, County Zoning Administrator
Scott Olsen
Selma Jorgensen, Deputy Clerk

Meeting called to order by Steve Anderson.

ZONING ADMINISTRATOR LEE HOLMSTEAD REVIEW OF AGENDA

Zoning Administrator Lee Holmstead is present and reviews the agenda items.

APPROVAL OF MINUTES APPROVAL OF MINUTES

Garth Sorenson made a motion to approve the Planning Commission Minutes of October 14, 2009. Motion seconded by Dale Lewis, the motion passed.

ALONZO COMPTON OF MAPLE CANYON FARM REQUEST FOR APPROVAL OF A 4-LOT MINOR SUBDIVISION ON PROPERTY LOCATED BETWEEN FOUNTAIN GREEN AND WALES

Alonzo Compton is present. Mr. Holmstead reviewed Mr. Compton's request stating that he has submitted all required documents. There has been one protest on this request, Mr. Holmstead read the letter. Questions were asked about the water and wells. Mr. Compton presented mylar map. Steve Anderson asked the audience if there was anyone present in opposition. No one answered. Dale Lewis made a motion to approve the 4-lot Minor Subdivision. Thell Stewart seconded the motion. Motion passed.

SANPETE COUNTY ZONING ADMINISTRATOR'S DISCUSSION CONCERNING ADDITION OF TWO ADDITIONS TO THE LAND USE MATRIX, PRIVATE LANDFILLS AND PUBLIC LANDFILLS

Mr. Holmstead reported that there has been an application for a land fill, but he was not able to accept the application because the county does not have an ordinance for this type of request. Bart Nelson made a motion to approve the request to include "landfills" to the matrix. Garth Sorenson seconded the motion. Motion passed.

CITY OF EPHRAIM AND CITY OF MANTI'S REQUEST TO CHANGE ZONE AROUND THE AIRPORT LOCATED BETWEEN THEIR CITIES, WHICH WILL INCLUDE A NEW CHAPTER IN THE LAND USE ORDINANCE CALLED AIRPORT OVERLAY ZONE AND CHANGE ON THE LAND USE ZONING MAP

Commission recognized those present. Mr. Holmstead reviewed their request. Mr. Ted Meikle, Chairman of the Airport Board, explained history of the airport and what the Airport Board has considered, and showed a presentation representing the Airport Board's petition. Mr. Meikle stated that this airport does get FAA support. Mr. Meikle explained that a zone needs to be in place now, and not when an issue arises. Mr. Meikle addressed the petition and reviewed contents. He then showed on the map the different zones: A: Primary Surface Zone; B: Runway Protections Zone; C: Compatible Land Use Zone. Mr. Meikle then explained the height restrictions. Mr. Meikle presented copy of the FAA regulations.

Shawna Thompson, spokesperson for landowners, addressed the commission. Ms. Thompson read statements from a government handbook. She stated that the land-owners agree that the airport is a good asset for the county; however, they have not been included in the plans for expansion of the airport, etc. Ms. Thompson suggested building the new county fairgrounds on the existing airport property, and moving the airport to another location. She also stated that they are disgusted with the maintenance of the airport now.

Ken Gilbert made a statement and proposed that they purchase property by Pigeon Hollow to build a larger county airport. Brian Nielson made a statement opposing the zone change. Kirk Nielsen, State Planner of Aeronautics, made a statement supporting the zone change. Questions by the audience were asked of Mr. Nielsen because of his position with the State. Tyler Hunter made a statement. Cliff Birrell, Mayor of Ephraim City, made a statement. Genie Stressing made a statement about migratory birds. Don Robbins made a statement. Jeff Lamb made a statement. Kevin Christensen made a statement. Natasha Madsen made a statement. Mel Leseberg made a statement. Bill Funk made a statement. Parry Olsen made a statement. Richard Nielson made a statement. Jeremy Johnson made a statement. Reid Cox made a statement in favor of the zone change. Warren Rogers made a statement concerning numbers of operations coming in and out of the airport. Dale Lewis asked a few questions of Kirk Nielsen. Garth Sorenson asked questions of Mr. Meikle. More discussion ensued. Gene Jacobsen made a statement concerning his visits with the land-owners, and what he feels the Airport Board should do to settle this debate.

Steve Anderson made a motion to table this issue, advising the Airport Board to meet with the land-owners and coming up with a 20 year plan that both parties can agree upon, then presenting the plan to the Planning Commission. Bart Nelson seconded the motion. Motion passed.

With no further business before the Planning Commission, motion to adjourn is made by Thell Stewart. Motion seconded by Garth Sorenson. Motion passed.

The meeting adjourned at 9:40 P.M.